



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a **Regular Meeting at 5:30 pm on Thursday, March 12, 2015**, in the City Council Chambers at 1020 East Pioneer Road, Draper, Utah.

The Agenda will be as follows: (Times listed on the agenda are approximate and may be accelerated or subject to change.)

5:30 p.m. Dinner

Study Meeting: 6:00 p.m., City Council Chambers on the 1st floor

Study Business Items

Business Meeting: 6:30 pm, City Council Chambers on the 1st floor

***Citizen Comments:** To be considerate of everyone attending the meeting, public hearing comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting.*

1. Action Item: 02/26/2015 PC Minutes

Approval of the minutes from the February 26, 2015 Planning Commission meeting.

Documents: [02.26.2015 pc minutes for approval.pdf](#)

2. Public Hearing: Anderson And Goff Mortuary Conditional Use Permit And Site Plan Request

On the request of Chad M. Anderson, representing Goff Mortuary, for approval of a Conditional Use Permit (CUP) and Site Plan for a mortuary on 1.21 acres of property in the CC (Community Commercial) zone located at approximately 11859 South 700 East. This application is otherwise known as the **Anderson and Goff Mortuary Conditional Use Permit and Site Plan Requests**, Application #'s: 141223-11859S and #141017-11859S. Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents: [anderson and goff site plan-cup staff report.pdf](#)

3. Public Hearing: Jen Lash Esthetics Home Occupation Conditional Use Permit Request

On the request of Jennifer Lash, for approval of a Home Occupation Conditional Use Permit (CUP) on 0.03 acres in the RM1 (Residential Multi-Family) zone at approximately 401 East Braidhill Dr. The application is otherwise known as the **Jen Lash Esthetics Home Occupation Conditional Use Permit Request**, Application #150204-401E. Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents: [jen last home occ cup staff report.pdf](#)

4. Public Hearing: Wheeler Park Offices Site Plan

On the request of Cameron Duncan for approval of a Site Plan for a two 2-story office

buildings on 1.29 acres in the TC (Town Center) zone at 12351 South 900 East. The application is otherwise known as the **Wheeler Park Offices Site Plan Request**, Application #150126-12351S. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [wheeler sp at pc 3-12-15.pdf](#)

5. Public Hearing: Ballard Properties Zoning Map Amendment

On the request of Greg Wilding for approval to rezone 3 acres at approximately 12773 & 12775 South 300 East and 415 East Pheasant View Drive from RA1 (Residential 40,000/sf lots) to R3 (Residential 13,000/sf lots). The application is otherwise known as the **Ballard Properties Zone Change Request**, Application 150218-12773S. Staff Contact is Dan Boles at (801) 576-6335 or email dan.boles@draper.ut.us.

Documents: [ballard properties staff report.pdf](#)

6. Public Hearing: City Initiated Text Amendment Re: Tower Signs

On the request of Draper City to amend the text of the Draper City Municipal Code Section 9-26-090 to allow tower signs in Zone A of the Freeway Frontage area for businesses or groups of businesses in a single development which have three acres and a minimum of 400 linear feet of frontage. This application is otherwise known as the **City Initiated Text Amendment Re: Tower Signs Request**, Application #150122-1020E. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [tower signs ta for pc 3-12-15.pdf](#)

7. Staff Reports

- a) Discussion Items
- b) Administrative Reviews
- c) Other items

8. Adjournment

Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefore within fourteen (14) days from the date of such final determination.

SALT LAKE COUNTY / UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held the **Thursday, March 6, 2015**, were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by facsimile to the Salt Lake Tribune, and the Deseret News.

City Seal:



Rachelle Conner, MMC, City Recorder
Draper City, State of Utah

PUBLIC HEARING PROCEDURE AND ORDER OF BUSINESS. In compliance with the American with Disabilities Act, any individuals needing special accommodations including auxiliary communicative aides and services during this meeting shall notify Rachelle Conner, MMC, City Recorder at (801) 576-6502 or rachelle.conner@draper.ut.us, at least 24 hours prior to the meeting.